



Town of Mesilla, New Mexico

**THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION
(PZHAC) & THE BOARD OF TRUSTEES (BOT) WILL BE HAVING A JOINT
WORK SESSION AT THE MESILLA TOWN HALL,
2231 AVENIDA DE MESILLA.
TUESDAY- SEPTEMBER 2, 2025 @ 4PM-6PM
(MINUTES)**

BOARD OF TRUSTEES

Mayor Russell Hernandez
Mayor Pro Tem Adrianna Merrick
Trustee Bibiana Cadena
Trustee Gerard Nevarez
Trustee Stephanie Johnson-Burick

COMMISSIONERS

Secretary Lori Miller
Commissioner Martha Mulvihill
Commissioner Rosemary Alvillar
Vice Chair Eric Gallegos

PUBLIC

Mary H. Ratje

STAFF

Community & Economic Development - Eddie Salazar
Historic Preservation Specialist – Liana Aguirre

**JOINT WORK SESSION IS TO REVIEW OUR COMPREHENSIVE DRAFT PLAN. SITE
SOUTHWEST WILL BE COORDINATING THE MEETING AND REVIEWING RESULTS WITH
THE BOT & PZHAC.**

Site Southwest Planning Firm’s representatives, Alley Caskey & Karina Rodgers, reviewed the results of an extensive community engagement effort. Direction in which Mesilla’s future should be focused on and preservation of its valuable historic landmarks/culture. A detailed draft of the comprehensive plan can be viewed on the town website <https://www.mesillanm.gov/mesilla-comprehensive-plan-draft/>. Work session’s video recording can be found on YouTube: <https://www.youtube.com/watch?v=VFTMIR0R9cE&t=938s>.

**THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION
(PZHAC) WILL BE HAVING A REGULAR MEETING AT THE MESILLA TOWN HALL,
2231 AVENIDA DE MESILLA.
TUESDAY- SEPTEMBER 2, 2025 @ APPROXIMATELY 6PM
(MINUTES)**

COMMISSIONERS

Vice Chair Eric Gallegos
Secretary Lori Miller
Commissioner Martha Mulvihill
Commissioner Rosemary Alvillar

STAFF

Community & Economic Development - Eddie Salazar
Historic Preservation Specialist – Liana Aguirre
NM CID Inspector - Thomas Maese

PUBLIC

Mary H. Ratje
Andrea Bryan
Robert Owen
Father Christopher Williams

- 1. PLEDGE OF ALLEGIANCE**
- 2. ROLL CALL AND DETERMINATION OF A QUORUM**

Eric Walkinshaw – Chairperson	absent
Eric Gallegos – Vice Chair	present
Lori Miller – Secretary	present
Martha Mulvihill – Commissioner	present
Rosemary Alvillar - Commissioner	present
Stevie Paz – Alternate Commissioner	absent
Mary Lucero - Alternate Commissioner	absent

Quorum Established – 4 of 5

- 3. CHANGES / APPROVAL OF AGENDA**

1st Motion to approve made by Commissioner Miller
2nd Motion to approve made by Commissioner Mulvihill

No Discussion

Vice Chair Gallegos	yes
Commissioner Miller	yes
Commissioner Mulvihill	yes
Commissioner Alvillar	yes

Approved 4 – 0.

- 4. PUBLIC INPUT**

The public is invited to address the commission regarding items listed on the agenda as allowed by the chair. You can also email your comments to clerktreasurer@mesillanm.gov at least seventy-two (72) hours prior to the meeting.

5. APPROVAL OF CONSENT AGENDA

**Note: Items on the Consent Agenda, indicated by an asterisk (*), will be voted on with one motion unless the commissioner requests that a specific item be removed for discussion.*

- a. ***August 12, 2025, PZHAC Regular meeting minutes**
- b. ***August 18, 2025, PZHAC Regular meeting minutes**

1st Motion to approve made by Commissioner Miller
 2nd Motion to approve made by Commissioner Alvillar

No Discussion

Vice Chair Gallegos	yes
Commissioner Miller	yes
Commissioner Mulvihill	yes
Commissioner Alvillar	yes

Approved 4 – 0.

6. ACTION AND CONSIDERATION

- a. **SUBDIVISION CASE# 062041** – 3260 Calle de Avenida, submitted by Roman Prieto. Requesting approval for property line adjustments. Quantity of lots is not changing. ZONE: Residential Agricultural (RA).

1st Motion to approve made by Commissioner Miller
 2nd Motion to approve made by Commissioner Mulvihill

Commissioner Mulvihill asked about the accessibility of these two properties via the two easements shown on the property deed and replat. Two of the 4 properties being requested do not have public road adjacent to them. There for a private road easement is shown. One is 20ft wide coming off from Union and the other property has a 15 & 20 ft wide private road easement coming from Calle de Guadalupe.

Commissioner Alvillar asked if there was a reason for the request.

Roman Prieto stated they had recently purchased some property around it and want to make all the parcels conforming to the zone that they are in which is Residential Agricultural (RA).

Vice Chair Gallegos	yes
Commissioner Miller	yes
Commissioner Mulvihill	yes
Commissioner Alvillar	yes

Approved 4 – 0.

- b. **PZHAC CASE# 062043** – 2870 McDowell Ct, submitted by Jessica Spires. Requesting approval to renovate home. ZONE: Single-Family Residential (R1).

1st Motion to approve made by Commissioner Mulvihill
 2nd Motion to approve made by Commissioner Miller

Commissioner Mulvihill asked if the building was inspected by an engineer and if the fire marshal was ok with the request.

CID Inspector Maese stated an engineer integrity inspection was done on building. Fire marshal typically relies on building code to address these types of requests.

Vice Chair Gallegos	yes
Commissioner Miller	yes
Commissioner Mulvihill	yes
Commissioner Alvillar	yes

Approved 4 – 0.

- c. **PZHAC CASE # 062045** – 2270 Calle de Principal, submitted by Basilica de San Albino. Requesting approval to expand the public bathroom. ZONE: Historical Commercial (HC).

1st Motion to approve made by Commissioner Miller
 2nd Motion to approve made by Commissioner Mulvihill

Commissioner Mulvihill asked Mr. Maese what was wrong with the original plans submitted.

CID Inspector Maese stated a changing table in the plans were impeding a clear walkway. The plans were amended to this requirement and new ones have been submitted tonight.

CED Salazar stated applicant is aware he will need to construct the addition in a way it meets our historic preservation requirements. One, the addition will need to be visually distinguished from the historic building. Two, in case the addition needs to be demolished, it needs to be constructed in a way it will not damage the integrity of the building.

Commissioner Mulvihill asked Mr. Maese what was wrong with the original plans submitted.

CID Inspector Maese stated a changing table in the plans were impeding a clear walkway. The plans were amended to this requirement and new ones have been submitted tonight.

CED Salazar for clarification stated the process and roll CID inspector is in our code and review process. It is encouraged for all plans be submitted to the town of Mesilla before review that are CID approval ready. If they are not, the minimum requirements need to be met which are site plans showing location of project, floor plans, elevations, etc. None in which need to be engineer stamped unless the site plan shows project being within 5 feet of required setbacks. An application being reviewed by Mesilla shouldn't be holding up applications if they meet town code and not CID building code. Consideration should be given to approve based on our code and if necessary a condition can be set to move the application forward, either to BOT or CID. Mr. Maese will not sign the application if CID building code is not met. Need to understand if his concerns related to Mesilla code or CID building code.

Vice Chair Gallegos	yes
Commissioner Miller	yes
Commissioner Mulvihill	yes
Commissioner Alvillar	yes

Approved 4 – 0.

7. COMMISSIONERS / STAFF COMMENTS

No comments

8. ADJOURNMENT 6:45PM

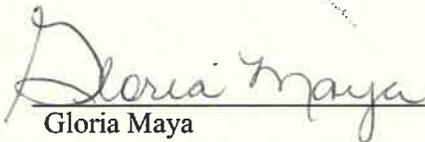
NOTICE

If you need any accommodation for a disability to enable you to fully participate in the hearing or meeting, please contact us on 524-3262 at least 48 hours prior to the meeting. Posted on 8/29/25 at the following locations: Town Hall - 2231 Avenida de Mesilla; Public Safety Building - 2670 Calle de Parian; Mesilla Community Center - 2251 Calle de Santiago; Lucky's Food Mart - 2290 Avenida de Mesilla; and the U.S. Post Office – 2253 Calle de Parian; Mesilla website <https://www.mesillanm.gov/minutes-agendas/>



Eric Gallegos
PZHAC Vice Chairperson

ATTEST:



Gloria Maya
Town Clerk/Treasurer



